

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-14-2015 – Wyatt Acres Subdivision

SYNOPSIS:

Applicant: Adam Nash
Proposal: Final Plat Approval
Location: 3100 South 6400 West
Lots: 7
Zoning: R-1-8

BACKGROUND

This application was originally approved by the City Council in June 2013. Due to the subdivision plat not recording within the allotted time frame outlined in City Ordinance (1 year from the date of City Council approval) the subdivision plat is null and void.

The applicant is now wanting to move forward with the subdivision as originally approved. In order to reactivate the subdivision, the application needs to be reviewed and approved by the City Council once again.

Mr. Adam Nash, is requesting final plat approval for the Wyatt Acres Subdivision. The subject property is currently zoned R-1-8 and is bordered by residential housing on the south and west. Property to the north and east are 3100 South and 6400 West respectively. The proposed subdivision will consist of 7 lots on 2.24 acres. Although zoned R-1-8, all lots within the subdivision are in excess of 10,000 square feet. The average lot size has been calculated at 11,815 square feet.

Access to the subdivision will be gained from 6400 West. The subdivision will then culminate in a cul-de-sac. All public improvements exist along 3100 South and 6400 West. However, the dedication of both these streets is wider than the existing improvements. As a result, the developer will be required to install textured colored concrete behind the sidewalk. This will result in fully improved rights-of-way along these streets.

A soils report has been prepared. According to the report, ground water was encountered at approximately 14.5 feet. The depth of the groundwater will allow all homes to have full basements. During the rezoning process, the developer committed to a minimum home size of 1600 square feet and compliance with City design standards. The developer will install a vinyl fence and brick pillars along 3100 South and 6400 West and a vinyl fence along 6400 West.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager